

**CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA
MONDAY, MAY 22, 2023– 7:00 PM
ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM
2323 JOSLYN RD.
LAKE ORION, MICHIGAN 48360**

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 4-10-2023, ZBA Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2023-05, Southfield Sign & Lighting (for Joyology), 4898 Bald Mountain Rd., 09-35-477-003 (Postponed from 4-10-2023 meeting – re-advertised)

The petitioner is seeking 1 variance from Sign Ordinance #153

Section 7 – Permitted Ground and Wall Signs – Zoned IP

1. A variance for 1 wall sign above the allowed 1 wall sign for a total of 2 wall signs totaling 133.34-sq. ft. (**south elevation**).

B. AB-2023-06, Wioletta Bilan, 2209 Indianwood Road, 09-04-300-002

The petitioner is seeking 2 variances from Zoning Ordinance #78 – Zoned SF (Postponed from 4-10-2023 meeting)

Article XXVII, Section 27.02 (A)(8)

1. A 2,185.16-sq. ft. variance above the allowed Maximum Floor Area of Detached Accessory Buildings of 1,000-sq. ft. for existing sheds totaling 916.91-sq. ft, an existing 448-sq. ft. gazebo, an existing 1,057-sq. ft. barn, and an existing 763.25-sq. ft. carport.
2. A 1,685.16-sq. ft. variance above the allowed Total Maximum Floor Area of All Accessory Buildings of 1,500-sq. ft. for existing sheds totaling 916.91-sq. ft, an existing 448-sq. ft. gazebo, an existing 1,057-sq. ft. barn, and an existing 763.25-sq. ft. carport.

C. AB-2023-09, Seit Selimi, Vacant Parcel, 09-10-380-017 (1 parcel west of 900 Walnut Ave., adjacent to Pine Ave.)

The petitioner is seeking 1 variance from Zoning Ordinance #78 – Zoned R-3

Article VI, Section 6.04

1. A 20-ft. front yard setback variance from the required 30-ft. to build a house 10-ft. from the property line along Pine Ave.

D. AB-2023-10, XL Fireworks, Temporary Use Permit for an Open Air Business, 664, 666, 668, 670, 674, 678, 684, 686, 688, 690, 694, 698, 700, 702 & 704 S. Lapeer Rd., 09-11-428-011

Per Zoning Ordinance #78, Article XXX, Section 30.11(F)(1)(b); the petitioner is requesting a Temporary Use Permit for Open Air Business, to sell consumer fireworks from a tent June 20, 2023 – July 5, 2023.

E. AB-2023-11, Chris Morgan for 406 Shorewood Ct., 09-03-405-010

The petitioner is seeking 8 variances from Zoning Ordinance #78 – Zoned R-3

Article VI, Section 6.04

- 1. A 16.1-ft. front yard setback variance from the required 30-ft. for the proposed porch to be 13.9-ft. from the front property line (Shorewood Ct.).
- 2. A 12-ft. front yard setback variance from the required 30-ft. for the proposed attached garage to be 18-ft. from the front property line (Shorewood Ct.).
- 3. A 14-ft. rear yard setback variance from the required 35-ft. for a proposed porch to be 21-ft. from the rear property line (lake side).
- 4. A 29% lot coverage variance above the allowed 25% for a total lot coverage of 54%.

Article XXVII, Section 27.01(C)(1)(b)

- 5. A .1-ft. side yard setback variance from the required 7-ft. for a proposed porch to be 6.9-ft. from the side property line to the south.

Article XXVII, Section 27.03(C)(3)(b)(ii) & (iii)

- 6. A 10.7-ft. rear yard setback variance from the required 20-ft. for a deck to be 9.3-ft. from the rear property line (lake side).
- 7. A 10.7-ft. water’s edge setback variance from the required 20-ft. for a deck to be 9.3-ft. from the water’s edge (lake side).

Article XXVII, Section 27.17(B)

- 8. A 4-ft. wetland setback variance from the required 25-ft. for a proposed porch to be 21-ft. from a wetland (the lake).

F. AB-2023-12, Erik Heiderer, 1382 Goldeneye Lane, 09-25-401-024

The petitioner is seeking 1 variance from Zoning Ordinance #78 – Zoned SC

- 1. A 9.63-ft. rear yard setback from the required 35-ft. for a proposed sunroom to be 25.37-ft. from the rear property line.

6. PUBLIC COMMENTS

7. COMMUNICATIONS

8. COMMITTEE REPORTS

9. MEMBER COMMENTS

10. ADJOURNMENT

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 In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Township at least seventy-two hours in advance of the meeting when requesting accommodations.
